

CITY OF PORTLAND, MAINE

PLANNING BOARD



Maggie Stanley, Chair
Brandon Mazer, Vice Chair
Justin Barker
Marpheen Chann
Sean Murphy
David Silk
Austin Smith

AGENDA PORTLAND PLANNING BOARD MEETING

The Planning Board will hold a remote meeting on **Tuesday, March 22, 2022, 6:00 p.m.** This meeting will take place remotely using Zoom pursuant to the Remote Meeting Policy adopted by the Planning Board and as authorized under 1 M.R.S. 403-B because of the existence of an emergency or urgent issue that requires the committee to meet by remote methods. Allow your computer to install the free Zoom app to get the best meeting experience.

If you are not able to attend live, a recording will be available following the meeting. For public comment, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be unmuted by the host when it is time for public comment.

For more information on how to access the meeting remotely and how to give public comment, please go to <http://www.portlandmaine.gov/remotepud>. Public comments will be taken for each item on the agenda during the estimated allotted time and written comments should be submitted to planningboard@portlandmaine.gov.

Please note that the placement of each item on the agenda is subject to change. Please check the Agenda & Minutes Center prior to the meeting for the item start time.

You are invited to a Zoom webinar.

When: Mar 22, 2022 04:30 PM Eastern Time (US and Canada)

Topic: Planning Board Workshop and Public Hearing 3-22-2022

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/83014625017>

Or One tap mobile :

US: +19292056099,,83014625017# or +13017158592,,83014625017#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 830 1462 5017

International numbers available: <https://portlandmaine-gov.zoom.us/j/83014625017>

WORKSHOP - 6:00 PM

- i. Zoning Map and Text Amendment; 716 Stevens Avenue; University of New England, Applicant. **THIS ITEM IS BEING POSTPONED.**
- ii. Major Site Plan; 57 Douglass Street; Douglass Commons, LLC., Applicant. (estimated time 6:00 – 7:00 p.m.) The Planning Board will hold a remote workshop on a proposal for a 120-unit affordable residential development under Planned Residential Unit Development (PRUD) standards with 112,900 square feet of floor area, along with associated improvements, at 57 (43-91) Douglass Street. The subject property is 3.34 acres in size and is zoned R-5a Residential.

PUBLIC HEARING - 7:00 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON MARCH 8, 2022

- i. Afternoon Workshop
54 York Street: Chann, Mazer, Murphy, Silk, Stanley present; Barker and Smith absent.
- ii. Evening Hearing
33 McAlister Farm Road: Chann, Mazer, Murphy, Silk, Smith, and Stanley present; Barker absent.
50 Exchange Street: Chann, Murphy, Silk, Smith, and Stanley present; Barker absent; Mazer recused.
102 State Street: Chann, Mazer, Murphy, Silk, Smith, and Stanley present; Barker absent.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON MARCH 8, 2022

- i. Subdivision; 33 McAlister Farm Road; PK Real Estate, LLC., Applicant. Mazer moved and Smith seconded a motion to approve the subdivision with two conditions of approval. Vote 6-0, Barker absent.
- ii. Major Site Plan; 50 Exchange Street; Edith Armstrong, Applicant. Chann moved and Smith seconded a motion to approve the site plan with three conditions of approval. Vote 5-0, Barker absent, Mazer recused.
- iii. Major Site Plan; 102 State Street; NewHeight Redfern, LLC, Applicant. Mazer moved and Chann seconded a motion to approve the site plan with four conditions of approval. Vote 6-0, Barker absent.

5. NEW BUSINESS

- i. Major Site Plan; 94 Portland Street; 94 Portland Street LLC, Applicant. (estimated time 7:00 p.m.) The Planning Board will hold a remote public hearing to consider an application for the conversion of lodging rooms within the existing building at 94 Portland Street into four apartment units totaling 3,163 square foot of floor area. The subject property is 4,675 square feet in size and is zoned B-2b Community Business.